



***Town of Tyngsborough
Planning Board***
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
November 1, 2012
APPROVED

Attachments:

1. Meeting Agenda
2. ANR Application for 81 Kendall Rd. – 11/1/12
3. Street Acceptance Memo – 11/1/12

Members Present: Steve Nocco
William Gramer
Tom Delmore
Steve O'Neill
Jesse Johnson, David E. Ross Associates

Members Absent: Caryn DeCarteret

7:00pm - Meeting called to order by Chairman Tom Delmore

7:02pm 81 Kendall Road ANR

Applicant Walter Eriksen appeared before the Board with a proposed ANR that would carve off a portion of the lot at the street side of Bryants Lane. This portion would then be deeded over to the Town of Tyngsborough in order to widen Bryants Lane. Mr. Eriksen requested to waive the application fee since this land donation was proposed to him by the Town.

S. Nocco: Motion to waive the application fee.

S. O'Neill: 2nd the motion

In Favor: 4 Opposed: 0 Absent: 1

Passes: 4-0-1

S. O'Neill: Motion to accept the ANR for 81 Kendall Road

S. Nocco: 2nd the motion

In Favor: 4 Opposed: 0 Absent: 1

Passes: 4-0-1

7:15pm Tyngsborough Housing Production Plan – Discussion

The Board discussed the Housing Production Plan and whether to endorse it. The Board felt further review is necessary to understand the plan and its impact on the Town. They indicated that a joint meeting with the Board of Selectmen would be beneficial in accomplishing this. S. O'Neill said that he would talk with Beverly Woods from NMCOG about the plan.

7:30pm Proposed Zoning By-Law Amendments – Discussion

The Board discussed moving forward with another round of by-law amendments to be ready for the Annual Town Meeting in May 2013. The consensus was that work needs to be done on redrawing the zoning districts themselves to make them cohesive and logical, rather than the somewhat spot-zoned areas currently in place. More analysis will be done by the Board and its engineer.

7:45pm Proposed Street Acceptance Process – Discussion

Board Administrative Assistant P. Berman submitted a list of streets that could be targeted for acceptance at the Annual Town Meeting in May 2013. There are 5 streets that were “in progress”, and 8 streets that were identified as in good condition where the process could be started. Funding was appropriated at the Special Town meeting for this project. The Board would like engineer J. Johnson to do a site walk evaluation and report back to the Board at the next meeting.

S. Nocco: Motion to have engineer J. Johnson perform a site walk on the 8 roads identified by P. Berman and report findings at the November 15, 2012 meeting.

S. O'Neill: 2nd the motion

In Favor: 4 Opposed: 0 Absent: 1

Passes: 4-0-1

ENGINEER REPORTS

Whitetail Drive - The developer has not posted the performance bond yet and there has been no paving activity.

ADMINISTRATIVE

S. O'Neill: Motion to approve the minutes with 1 correction for October 4, 2012

S. Nocco: 2nd the motion

In Favor: 4 Opposed: 0 Absent: 1

Passes 4-0-1

8:00pm

S. O'Neill: Motion to adjourn

S. Nocco: 2nd the motion

In Favor: 4 Opposed: 0 Absent: 1

Passes: 4-0-1

Minutes respectfully submitted by
Pamela Berman, Planning Board Administrative Assistant